



# City of Harrisonburg, Virginia

## Planning Commission Meeting

July 8, 2009

7:00 p.m.

Regular Meeting  
409 South Main Street

### 1) Call to order, roll call, determination of quorum, and review/approval of minutes from the June 10, 2009 regular meeting.

### 2) New Business

#### *Preliminary Plat – City of Harrisonburg Plat Variance (Old Emswiler Farm)*

Consider a request from the City of Harrisonburg to preliminarily subdivide an 86 +/- acre parcel into two lots. A variance per Section 10-2-42 (d) is required to permit the smaller 15,745 +/- sq. ft. to not have public street frontage. The lot, zoned, R-1, Single Family Residential District is located at 1020 Greendale Road and can be found on tax map 98-A-1.

#### *Alley Closing – Between Effinger and Kelley Streets (Adjacent to 33-G-1B, 2A, 3A, 4, & 5)*

Consider a request from Donna R. Brock to close an undeveloped alley located between Effinger Street and Kelley Street. The right-of-way is 10-feet wide by 217-feet long and is located adjacent to 33-G-1B, 2A, 3A, 4, & 5.

#### *Ordinance Amendment – Section 10-3-92 and 10-3-98 (Setbacks for Structures Taller than 35 feet)*

Public hearing to consider a request to modify Sections 10-3-92 and 10-3-98 of the Zoning Ordinance. The amendment would clearly specify that all structures in excess of 35 feet have increased rear and side yard setback regulations within the B-2, General Business District and the M-1, General Industrial District.

#### *Special Use Permit – Rockingham Mutual Insurance (Shentel Communications Tower)*

Public hearing to consider a request from Rockingham Mutual Insurance for a special use permit per Section 10-3-91 (4) of the Zoning Ordinance to allow a communications tower to be located within the B-2, General Business District. The property is located along an undeveloped portion of Long Avenue and can be found on tax map 28-J-12.

#### *Rezoning – 907, 915, 917, & 919 North Main Street (ILEX LLC)*

Public hearing to consider a request from ILEX LLC to rezone two parcels and a portion of a third parcel, totaling 1.23 +/- acres, from R-2, Residential District and B-2, General Business District to M-1C, General Industrial District Conditional. The properties are located along North Main Street and Ashby Avenue and can be found on tax maps 41-C-43 & 44, and a portion of 41-C-41A.

### 3) Unfinished Business

### 4) Public Input

### 5) Report of secretary and committees

*Proactive Zoning*

### 6) Other Matters

### 7) Adjournment

Staff will be available Tuesday August 11, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the August 12, 2009 agenda.